

**FAUQUIER COUNTY
ARCHITECTURAL REVIEW BOARD**

Meeting Minutes

April 5, 2017

4:00 p.m.

Warren Green Building, 1st Floor Meeting Room
10 Hotel Street, Warrenton

Attendance:

Mary Root, Chair (Citizen-at-Large)
Reta Rodgers (Cedar Run District Representative)
Bob Lee (Planning Commission Representative)
Jack LaMonica (Marshall District Representative)
Virginia Gerrish (Center District Representative)
Bryan Jacobs (Lee District Representative)
John Toler (Scott District Representative)

Staff:

Wendy Wheatcraft, Preservation Planner
Maureen Williamson, Staff

Guests:

Suzanne Obetz
Roland Word

1. Ms. Root called the meeting to order at 4:00 p.m.
2. The March 1, 2017 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes, as corrected. Mr. Jacobs seconded the motion. The motion carried 6 – 0.
3. Ongoing Business
Revision of Fauquier County Historic Resources Preservation Plan
 - Review of Loudoun County design guidelines policy

At the March meeting, Mr. LaMonica shared a copy of Loudoun County's Historic District Design Guidelines written in 1987. While these are a good reference to have, Ms. Wheatcraft suggested that they are perhaps too detailed for the purpose of writing a general design guidelines policy. She reminded the ARB that writing detailed design guidelines is not necessary for the Plan revision but could be written for a specific community in the future.

Ms. Root oriented the meeting's guests as to what the ARB was to work on during this meeting. She said that the ARB is in the process of revising the Fauquier County Historic Resources Preservation Plan and are today reviewing what Loudoun County has written in regard to their policy for design guidelines.

For use during the discussion, the ARB referred to Chapter 10 of Loudoun County's Comprehensive Plan, Design and Preservation Guidelines policy subsection. Mr. Lee said he felt the information presented in Chapter 10 of Loudoun County's Design and Preservation Guidelines were procedures versus policies, or perhaps a mixture of both.

Ms. Wheatcraft said that in her observation the difference between the two is not always clear. Ms. Gerrish commented that there were more guidelines for dismantling a structure than for demolishing one. She felt that on page 57, subtopics b and c under the main topic #4 *Record and Dismantle*, should also be added under main topic #5 *Record and Demolish*. She reminded the ARB of last month's discussion regarding the revision of the Fauquier County demolition permit application and in the desire for the applicant to provide a photograph of the structure upon applying for the permit and noted that the Loudoun County document did not request a photograph.

Ms. Wheatcraft reminded the ARB of having discussed in prior meetings establishing two County policies—one for demolition of historic buildings and one for design guidelines—and asked the ARB if they wished to combine them, as Loudoun County had, or establish two separate policies. Ms. Gerrish noted that having a separate policy for demolition is important but including a reference to a demolition policy within the design guidelines policy reinforces its significance.

Ms. Wheatcraft noted that on page 56 under main topic #1 *Preservation*, Loudoun County referenced the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, which would cover all four building treatments (preservation, rehabilitation, restoration, and reconstruction). She advised doing the same in the Fauquier County plan.

On page 57, under main topics #4 *Record and Dismantle* and #5 *Record and Demolish*, sub topics ii, the ARB did not agree with the sixty percent benchmark for a building to be deemed structurally compromised, which they felt was subjective. The ARB suggested striking the sixty percent figure and adding the verbiage that structural integrity be determined through an engineer's evaluation.

As a new action item in the revised plan, the ARB agreed to create an informational brochure for demolition to be given to a demo permit applicant at the time of application.

Ms. Root felt that on page 58 under main topic #1 *Viewshed*, subtopic d could be condensed as it appears to be redundant. Ms. Wheatcraft agreed that the subtopic could be shortened. She believed the main point of subtopic d. was to illustrate that preservation is not simply about an individual historic building; it is about considering the building within its physical context or setting and the association of the building with other features, like other buildings. She suggested that *portions* of page 58 might be appropriate for the plan development review policy. Mr. Lee recommended that Ms. Wheatcraft write a version of subtopic d and bring it for ABR review at a future meeting.

Ms. Root noted that Meade Palmer Farm east of Warrenton is a good example of resource setting. She commented on the farm's setting, including the pond and trees, and the importance of the setting when natural features are used in formal landscaping. She said that if the property was to be developed, she felt that it would be crucial to save the existing natural features, as well as the built environment, leaving them in place in order to provide character and value to a possible future neighborhood.

Ms. Wheatcraft said that she would begin to write policies and bring them to a future meeting of the ARB for review and revision as a group.

- Community Histories Addendum

In regard to researching the history of hamlets, Ms. Wheatcraft asked those who did research to submit their written paragraphs to Ms. Root, digitally, if possible. She

encouraged ARB members to continue to collect information on these smaller communities within the County.

4. New Business

- May 2017 Public Preservation Workshop, Presentation of Virginia Bridge History
Ms. Wheatcraft said that she was able to secure a guest speaker, Mr. Nathan Holth, for the May public preservation workshop. She said that Mr. Holth specializes in iron truss bridges, and the presentation may have this focus. However, he is knowledgeable about the history of other bridge types and can discuss those, as well. She said the event is scheduled for Saturday, May 20. The ARB had a discussion about the event location. Since the Old Town Spring Festival is scheduled for this day in Warrenton, the group decided that holding the presentation in a County-owned building in Warrenton would not be good for attendance, mostly due to lack of parking. Mr. Lee suggested the location of the Little Fork Episcopal Church in Rixeyville, located in Culpeper County. The reason he named this location is because of the joint ownership of the Waterloo Bridge by both Culpeper and Fauquier Counties and he thought a meeting location that linked the two counties might draw more attendees. Ms. Root suggested the St. Luke's Episcopal Church Parrish Hall in Remington as another possible meeting location. Another location suggested was the Orlean Volunteer Fire and Rescue Station due to its proximity to Waterloo Bridge. A \$100 honorarium will be secured for Mr. Holth.

5. Announcements

Ms. Wheatcraft announced that the Fauquier Historical Society has initiated a new group called the Fauquier Alliance of Cultural and Historical Organizations. This newly initiated group is replacing the Historic Resources Roundtable. She informed the ARB that the new group is not a preservation organization, as its focus is more about the promotion of different heritage tourism groups and opportunities in the County. The new group has met once and are in their initial stages of gathering ideas on how to promote cultural and historical events using the members' websites and hard copy brochures.

Ms. Wheatcraft asked the ARB if anyone had familiarity with the Keith family of Warrenton as she has discovered *Farm Mechanics* publication from July 1924 regarding Ms. Peggy Keith who was designated the "Most Distinguished Farm Girl" of 1924.

Mr. Lee noted that for October's archaeology month, the ARB should apply for a grant to locate Taxitania.

6. Adjournment

There being no further business, the meeting was adjourned at 5:35 p.m.

7. The next meeting is scheduled for Wednesday, May 3, 2017.